027.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	958,900 / 958,900
					USE VALUE:	958,900 / 958,900
					ASSESSED:	958,900 / 958,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEEBAGY JEAN/THOMAS C JR
Owner 2:	TRS/THOMAS TEEBAGY SR TRUST
Owner 3:	
Street 1:	84 OXFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TEEBAGY JEAN/TRUSTEE -
Owner 2:	TEEBAGY NOMINEE TRUST -
Street 1:	84 OXFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2743 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	499,200	4,900	454,800	958,900
Total Card	0.114	499,200	4,900	454,800	958,900
Total Parcel	0.114	499,200	4,900	454,800	958,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.58 | /Parcel: 349.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18395
GIS Ref:
GIS Ref:
Insp Date: 11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	499,300	4900	4,950.	454,800	959,000	959,000	Year End Roll	12/18/2019
2019	104	FV	387,700	4900	4,950.	483,200	875,800	875,800	Year End Roll	1/3/2019
2018	104	FV	387,700	4900	4,950.	352,500	745,100	745,100	Year End Roll	12/20/2017
2017	104	FV	363,500	4900	4,950.	307,000	675,400	675,400	Year End Roll	1/3/2017
2016	104	FV	363,500	4900	4,950.	261,500	629,900	629,900	Year End	1/4/2016
2015	104	FV	323,700	4900	4,950.	255,800	584,400	584,400	Year End Roll	12/11/2014
2014	104	FV	323,700	4900	4,950.	210,300	538,900	538,900	Year End Roll	12/16/2013
2013	104	FV	336,900	4900	4,950.	200,100	541,900	541,900		12/13/2012

!2242!

PRINT

Date	Time
12/10/20	17:42:05

LAST REV

Date	Time
08/10/20	15:32:16

danam

USER DEFINED

Prior Id # 1:	18395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2242

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEEBAGY JEAN/TR	47170-537		3/28/2006	Family	1	No	No		
TEEBAGY THOMAS	25145-272		1/26/1995		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2020	696	Dormers	28,600	O				
10/29/2019	1741	Inter Fi	49,000	O				
9/28/2011	1197	Manual	4,000					replace 3 screen d
7/23/2009	621	Re-Roof	9,300					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Inspected	PH	Patrick H
10/14/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	267	PATRIOT
8/10/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07962358
Const Adj.:	0.99732524
Adj $ / SQ:	183.045
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678284
Depreciation:	179067
Depreciated Total:	499217

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	5	2	
Totals			
2	12	6	

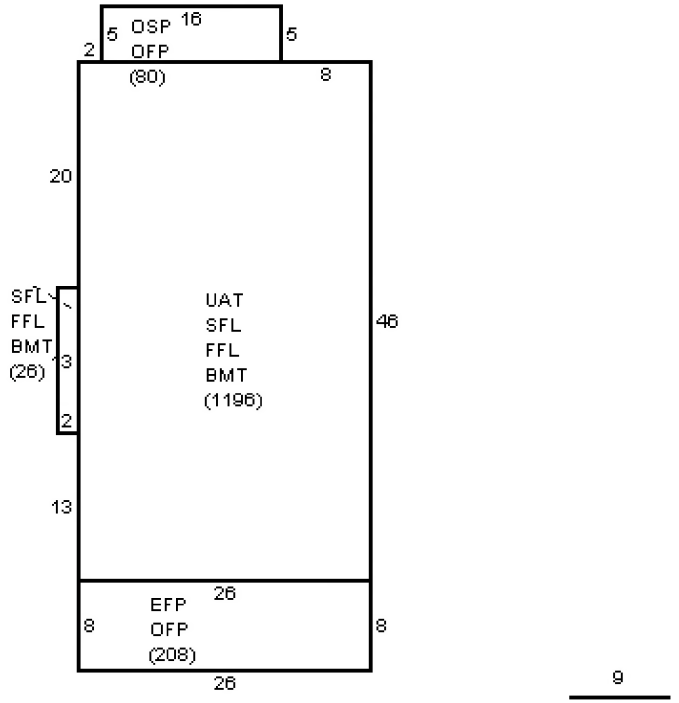
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.05
Special Features:	0	Val/Su Net:	109.93
Final Total:	499200	Val/Su SzAd	204.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	54.910	67,104
FFL	First Floor	1,222	183.050	223,681
SFL	Second Floor	1,222	183.050	223,681
UAT	Upper Attic	299	128.130	38,311
OFP	Open Porch	288	22.170	6,385
EFP	Enclos Porch	208	40.210	8,363
OSP	Screen Porch	80	40.730	3,258
	Net Sketched Area:	4,541	Total:	570,783
Size Ad	2444	Gross Are	5438	FinArea 2743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1916	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900